

OCTOBER 15, 2013

ROLL CALL: MARY BRADLEY, CARL ELLIS, SONNY JONES, KEN KERKHOFF, ANN MILER AND OWEN ROBERTS WERE PRESENT. ALSO PRESENT WERE CITY ATTORNEY BILL MOORE AND MAYOR BRIAN TRAUGOTT.

DEPT. HEADS: BART MILLER, WAYNE HAWKINS, JOHN WILHOIT AND ALLISON WHITE WERE PRESENT REPRESENTING THEIR RESPECTIVE DEPARTMENTS.

MOTION BY ELLIS, SECONDED BY ROBERTS TO APPROVE AND ADOPT THE MINUTES OF THE OCTOBER 1, 2013 REGULAR MEETING OF THE COUNCIL.

The vote was as follows: Bradley, Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

Mr. Joe Markham (potential buyer/developer of Versailles Center) addressed the Council stating that he had a contract with PBI Bank to purchase the Versailles Center (former Rubloff property). Mr. Markham noted that his plan for the property was to “rehab” the existing property rather than demo the current buildings. Mr. Markham noted that he did not have any tenants for the rehabbed buildings confirmed. Mr. Markham said that statistics show that the location cannot support much more than “secondary tertiary” tenants, which is the type that were previously there. Mr. Markham requested that the Council “be a little patient” with him as he moves forward in the next six months for a plan for the property and not to proceed with the demolition. Andy Hils of PBI Bank also addressed the Council stating that the bank was working with Mr. Markham and that “refurbishing the buildings would be less costly than demolition.” City Attorney Moore noted that the County’s Building Inspector had previously inspected the property and buildings and notified PBI Bank of property’s blighted state, however, PBI Bank failed to respond to and/or appeal such notification within 20 days. Mr. Hils noted that he (the bank) did not respond in writing to the notice. Mayor Traugott noted that the Building Inspector found the building “unfit for use” and by not proceeding with demolition, the City would be ignoring the Building Inspector’s recommendation, which is what we hire him to do. After much discussion by the Council as to their dissatisfaction with the progress of development of that property, it was agreed upon to move forward with the solicitation for bids to demolish the property. The Council strongly felt that potential buyers would view the property differently as a “green space” site rather than an “uninhabitable” site.

MOTION BY BRADLEY, SECONDED BY ELLIS TO APPROVE AND ADOPT MUNICIPAL ORDER NO. 2013-13 AMENDING SALARIES OF CITY EMPLOYEES FOR FISCAL YEAR 2013-2014 (OCTOBER).

The vote was as follows: Bradley, Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

At the request of Council member Kerkhoff, City Attorney Moore gave first reading of Ordinance No. 2013-31 An Ordinance of the City of Versailles, Kentucky Providing for the Issuance of City of Versailles Water and Sewer Revenue Bonds (the “Bonds”) in the Principal Amount of Up To \$7,000,000 (Which May Be Issued in One or More Series) for the Purpose of Providing Funds for Improvements to the Sewer system and Related Plant Improvements; Setting Forth the Terms and Conditions Upon Which Said Bonds and Additional Bonds Ranking on a Parity Therewith Are To Be and May Be Issued Thereon; Providing For the Rights of the Registered Owners of Said Bonds and the Enforcement Thereof; and Providing for the Rights of the Registered Owners of Said Bonds and the Enforcement Thereof; and Providing for the Collection and Application of the Revenues Derived from the Operation of the Combined and Consolidated Water and Sewer System of the City.

Stan Kramer (City Bond Counsel) noted that the sale of these water and sewer bonds would not take place until after the first of the year in order to take advantage of interest rates. Mr. Kramer further noted that the actual amount of the bonds would be approximately \$5,710,000 at this time.

Public Works Director Bart Miller presented the following bids for painting and repairs to the 1 million gallon elevated water tank, 2 million gallon ground water tank and the 300,000 gallon elevated water tank:

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	<u>Caldwell Tanks</u>	<u>Huffman Tank & Tower</u>	<u>Horizon Bros Painting</u>
1 Million Gallon Elevated	\$110,300.00	\$79,000.00	\$70,000.00
2 Million Gallon Ground	\$118,970.00	\$89,000.00	\$85,000.00
300,000 Gallon Elevated	\$ 55,900.00	\$48,000.00	\$36,000.00
TOTAL BIDS	\$285,170.00	\$216,000.00	\$191,000.00

There was brief discussion as to the funding of this project. Mr. Miller noted that there was approximately \$164,000 in water tank escrow, with an additional \$20,000 from fiscal year 2014, for a total of approximately \$184,000. The Council agreed to approve painting and repairs to the 300,000 gallon elevated water tank on Elm Street and the 1 million gallon elevated tank on Huntertown Road. It was agreed to wait on the 2 million gallon ground tank until a funding source could be identified and/or the spring of 2014.

MOTION BY JONES, SECONDED BY ELLIS TO APPROVE THE BID IN THE AMOUNT OF \$36,000.00 AS SUBMITTED BY HORIZON BROS PAINTING FOR THE PAINTING AND REPAIRS TO THE 300,000 GALLON ELEVATED WATER TANK ON ELM STREET.

The vote was as follows: Bradley, Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

MOTION BY MILLER, SECONDED BY BRADLEY TO APPROVE THE BID IN THE AMOUNT OF \$70,000.00 AS SUBMITTED BY HORIZON BROS PAINTING FOR THE PAINTING AND REPAIRS TO THE 1 MILLION GALLON ELEVATED TANK ON HUNTERTOWN ROAD.

The vote was as follows: Bradley, Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

Public Works Director Bart Miller presented the following quotes for the purchase of a hydraulic hammer/breaker attachment:

Nortrax/John Deere	\$13,600.00
Wilson Equipment	\$15,750.00
Wilson Equipment (Alternate)	\$14,750.00
Atlas Copco Const. Equip.	\$18,534.86

MOTION BY ELLIS, SECONDED BY ROBERTS TO APPROVE QUOTE IN THE AMOUNT OF \$13,600.00 AS SUBMITTED BY NORTRAX/JOHN DEERE FOR THE PURCHASE OF A HYDRAULIC HAMMER/BREAKER ATTACHMENT.

The vote was as follows: Bradley, Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

Public Works Director Bart Miller presented the following quotes for the hazardous material assessment survey for the Versailles Center demolition project:

Air Source Technology, Inc.	\$2,180.00
Quality Assurance Specialist, Inc.	\$7,760.00
Environmental Health Management	\$2,446.00

MOTION BY ELLIS, SECONDED BY KERKHOFF TO APPROVE QUOTE IN THE AMOUNT OF \$2,180.00 AS SUBMITTED BY AIR SOURCE TECHNOLOGY, INC. FOR THE CONDUCT OF A HAZARDOUS MATERIAL ASSESSMENT SURVEY FOR THE VERSAILLES CENTER DEMOLITION PROJECT.

The vote was as follows: Bradley, Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

City Attorney Moore noted that the City would pay for the assessment and attach a priority lien on the Versailles Center property, which if sold, the City would be refunded from the sale of the property.

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PUBLIC COMMENT

Mr. Stephen Burnett of the Woodford Sun and reporter for the City Council meetings, announced that he had resigned from the Woodford Sun effective November 1st.

MOTION BY ELLIS, SECONDED BY ROBERTS TO ENTER INTO EXECUTIVE SESSION TO DISCUSS PERSONNEL.

The vote was as follows: Bradley, Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

MOTION BY ELLIS, SECONDED BY MILLER TO RETURN FROM EXECUTIVE SESSION TO REGULAR MEETING OF THE CITY COUNCIL AND FURTHER NOTING THAT NO ACTION WAS TAKEN DURING EXECUTIVE SESSION.

The vote was as follows: Bradley, Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

DEPARTMENT HEAD/COMMITTEE REPORTS

Street/Road Committee Chair Sonny Jones reported that the committee had met prior to the Council meeting to discuss a request from Tim Cambron of CAMCO Properties, who has purchased the former Kuhlman building. Mr. Cambron has made repairs to the drainage system issue on his property, which was directly related to stormwater runoff from Merewood Subdivision. Mr. Cambron spent \$36,000.00 to correct the problem. Mr. Jones noted that the City's engineers, GRW Engineers has performed a cursory review and confirmed that the majority of the runoff /flooding issues are directly from Merewood Subdivision. Mr. Jones noted that it was the recommendation of the committee to pay \$18,000.00 to CAMCO Properties.

MOTION BY JONES, SECONDED BY BRADLEY TO APPROVE EXPENDITURE IN THE AMOUNT OF \$18,000.00 (OF WHICH \$6,000.00 HAD PREVIOUSLY BEEN BUDGETED FOR AND APPROVED) PAYABLE TO CAMCO PROPERTIES FOR REPAIRS MADE TO CORRECT STORMWATER RUNOFF/FLOODING ISSUES ON CAMCO PROPERTIES (FORMER KUHLMAN BUILDING) AS A RESULT OF RUNOFF FROM MEREWOOD SUBDIVISION.

The vote was as follows: Bradley, Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

Cemetery Committee Chair Carl Ellis called for a Cemetery Committee meeting to be held on Tuesday, October 22, 2013 at 1:00 p.m. to further discuss the construction of a pavilion at Rose Crest Cemetery and a proposed trust agreement.

MOTION BY ROBERTS, SECONDED BY BRADLEY TO APPROVE THE GENERAL LEDGER DISTRIBUTION LIST (BILLS) DATED OCTOBER 15, 2013 AFTER HAVING BEEN PROPERLY REVIEWED AND APPROVED BY THE APPROPRIATE DEPARTMENT HEAD, MAYOR AND CITY TREASURER.

The vote was as follows: Bradley, Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

MOTION BY ROBERTS, SECONDED BY BRADLEY THAT THE MEETING OF THE COUNCIL ADJOURN.

The vote was as follows: Bradley, Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

APPROVED:

**BRIAN TRAUGOTT, MAYOR
CITY OF VERSAILLES, KENTUCKY**

ATTEST:

ALLISON B. WHITE, CITY CLERK